

FOR LEASE > WALMART SHADOW CENTER

Crystal Center

13501-13541 CRYSTAL HILL ROAD, NORTH LITTLE ROCK, AR 72113



COLLIERS INTERNATIONAL
1 Allied Drive, Suite 1500
Little Rock, AR 72202
www.colliers.com/arkansas



Put Your Business in the Center of it All

Positioned in the middle of the Little Rock-North Little Rock-Conway metropolitan statistical area (902,443 +/-), Crystal Center is strategically located on the main entrance to Walmart Super Center and features plenty of parking, landscaping and excellent visibility. CAM estimate is \$3.25 / SF and tenant improvement allowance is negotiable. Construction on the building was completed in 2015.

Availability

- > Suite 13501 - 2,000 SF @ \$18.50/SF, NNN - fully equipped restaurant with 1,000-gallon grease trap; end-cap space
- > Suite 13509 - 1,938 SF @ \$14.50/SF, NNN
- > Suites 13525, 13533 and 13541 - aggregating 5,812 SF \$14.50/SF, NNN - with minimum divisible 1,837 SF



LISTING AGENTS:
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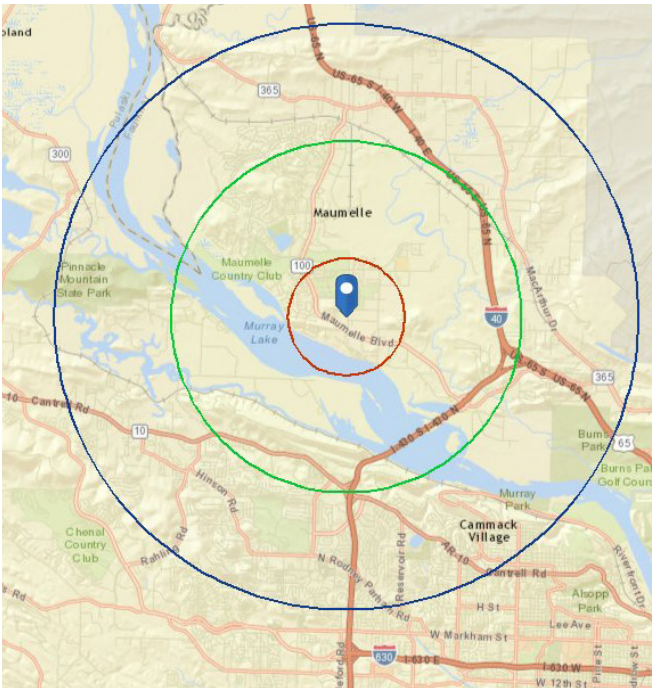
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Demographics



2013	1 mile radius	3 mile radius	5 mile radius
Population	5,116	24,034	80,269
Total Households	2,142	9,946	33,795
Average Household Income	\$89,424	\$91,565	\$93,337



Neighborhood Aerial



Floor Plan

